

"Estate Agency is evolving...evolve with us"



## 33 Stret Lugan, Newquay TR8 4FG

**£1,300 Per month**

AVAILABLE FROM EARLY SEPTEMBER IS THIS IMMACULATE AND STYLISH THREE BEDROOM FAMILY HOME WITH A GARAGE, ALLOCATED PARKING AND AN ENCLOSED SUNNY GARDEN. THIS PROPERTY OFFERS A SUPERB AND IMMACULATE STANDARD OF ACCOMMODATION AND IS LOCATED ON THE HIGHLY DESIRABLE DUCHY OF CORNWALL DEVELOPMENT OF NANSLEDAN.

**\*\*OUR TELEPHONE LINES ARE EXTREMELY BUSY AT PRESENT SO PLEASE ENQUIRE VIA THE ONLINE RIGHTMOVE & ZOOPLA 'EMAIL AGENT' TAB. ONE OF OUR AGENTS WILL THEN BE IN TOUCH WITH A PRE-APPLICATION FORM WHICH WILL THEN BE SHORTLISTED FOR VIEWINGS\*\***

**PROPERTY TYPE:** House - End Terrace

**RECEPTIONS: 1 / BEDROOMS: 3 / BATHROOMS: 1**

### FEATURES:

- IMMACULATE & STYLISH THROUGHOUT
- GARAGE
- ALLOCATED PARKING FOR ONE
- ENCLOSED & SUNNY REAR GARDEN
- LONG TERM AVAILABILITY
- WALKING DISTANCE OF NANSLEDAN PRIMARY SCHOOL
- HIGHLY DESIRABLE DUCHY OF CORNWALL DEVELOPMENT
- UNFURNISHED

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#### DESCRIPTION:

This immaculate, three bedroom home on Stret Lugan is situated on the modern family friendly development of 'Nansledan' on the fringes of Newquay. Boasting a mixture of Georgian inspired residential properties, a 'land mark' Primary School and a range of inviting shops and cafes that creates a real community feel at Nansledan.

This modern property is contemporary in design and benefits from many modern features including a modern kitchen/diner with an integrated cooker, single garage and a sunny and enclosed rear garden that benefits from the sun from the break of dawn.

The Duchy's aim is to create well built homes of distinction on an estate that creates a sense of community and comfortable living for all of it's residents in the form of schools, shops, and doctor's surgeries all situated conveniently to access many other outlying areas of Cornwall given its road network and public transport links.

**\*\*Our telephone lines are extremely busy at present so please enquire via the online Rightmove & Zoopla 'EMAIL AGENT' tab. One of our agents will then be in touch with a pre-application form which will then be shortlisted for viewings\*\***

The landlord will consider one pet at this property, but this is at the landlords discretion.

The property will be let unfurnished and white goods are not included.

EPC rating: B

Rent £1,300

Security Deposit £1,500

Council Tax - Band - C

\*Tenants will be responsible for all bills including, gas, water, electric, broadband, council tax etc.

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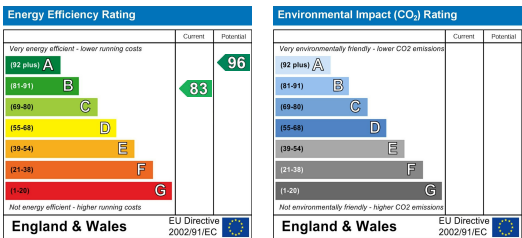
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FLOORPLAN:



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.